Council Meeting of
April 24, 2007

Honorable Mayor and Members
of the City Council
City Hall
Torrance California

CONTINUED PUBLIC HEARING

Members of the Council:

SUBJECT: City Council consideration of a continued appeal of a Planning Commission approval of a Conditional Use Permit to allow construction of a four unit condominium project in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 zone at 1903 West 222nd Street.

CUP06-00019 & DIV06-00017: Mike Chamberlain (Pita Properties, LLC)

Expenditure: None

RECOMMENDATION

The Planning Commission and Community Development Director recommend that the City Council deny the appeal and take the following action on property located in the R-3 zone at 1903 West 222nd Street.

1. Adopt Resolutions approving:
   - A Conditional Use Permit (CUP06-00019) to allow construction of a four unit condominium project.
   - A Division of Lot (DIV06-00017) for condominium purposes.

Funding: Not applicable

BACKGROUND

The subject request was previously scheduled for City Council consideration on April 10, 2007. At that hearing, the Council continued the matter to the April 24, 2007 Council meeting. The previous Council Item and supplemental material are attached for your review.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By _____
for: Gregg D. Lodan, AICP
Planning Manager

CONCUR:

Jeffery W. Gibson
Community Development Director

NOTED:

LeRoy J. Jackson
City Manager

Attachments:
A. Revised Resolutions
B. City Council Item #13A Minutes Excerpt for April 10, 2007 Meeting
C. City Council Item #13A for April 10, 2007 meeting
D. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
E. Mayor's Script (Limited Distribution)

13A

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A FOUR-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1903 222ND STREET.

CUP06-00019: MIKE CHAMBERLAIN (PITA PROPERTIES, LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 7, 2007, to consider an application for a Conditional Use Permit filed by Mike Chamberlain (Pita Properties, LLC) to allow the construction of a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street; and

WHEREAS, the Planning Commission approved the Conditional Use Permit request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 10, 2007, to consider an appeal of a Planning Commission approval of a Conditional Use Permit filed by Mike Chamberlain (Pita Properties, LLC) to allow the construction of a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street; and

WHEREAS, the item was continued to the meeting of April 24th, 2007; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 24, 2007, to consider an appeal of a Planning Commission approval of a Conditional Use Permit filed by Mike Chamberlain (Pita Properties, LLC) to allow the construction of a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, the construction of four dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); and

WHEREAS, the City Council of the City of Torrance does hereby find and determine as follows:

a) That the property under consideration is located at 1903 222nd Street;

b) That the property is located in Lot 11 of the Torrance Tract as per map recorded in Parcel Map Book 7357, Page 019 and Lot 011 in the Office of the County recorder County of Los Angeles, State of California;

c) The proposed, four-unit condominium development is conditionally permitted within the Limited Multiple Family Residential District (R-3 Zone), and complies with all of the applicable provisions of this District;

d) The proposed use will not impair the integrity and character of the Limited Multiple Family Residential District (R-3 Zone) because the proposed four-unit, condominium development complies with the applicable standards of the R-3 zone;

e) The subject site is physically suitable for the proposed, four-unit condominium development because the location of the units complies with the setback standards, sufficient private open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided including one space for guests. Additionally, the proposed Floor Area Ratio, at 0.6, complies with the maximum allowable Floor Area Ratio of 0.6;

f) The four-unit condominium development will be compatible with existing and proposed future land uses within the Limited Multiple Family Residential District (R-3 Zone) and the general area in which the proposed condominium project is to be located because the property currently contains a 4-unit complex and the area consists of a mix of one and two story multiple family and single family residences;

g) The proposed, four-unit condominium development will encourage and be consistent with the orderly development of the City as the General Plan land use designation is Medium Density Residential and the proposed project complies with the General Plan Land Use Designation density requirements;

h) The proposed, four-unit condominium development will not discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan, complies will all applicable development standards, and is compatible with the current development trends in the surrounding vicinity;

i) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed four-unit condominium development is not detrimental to public health and safety;

j) There will be adequate provisions for public access to serve the proposed, four-unit condominium development because Building A can be accessed from Cabrillo Avenue and 222nd Street by two driveways that meet the minimum driveway standards and Building B can be accessed via an alley on the westerly portion of the property;

k) The location, size, design, and operating characteristics of the four-unit condominium development would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed condominium project provides all required off street parking, including guest parking, it complies will all of the R-3 development standards including the floor area ratio;

l) The proposed, four-unit condominium development will not produce any or all of the following results:

1. Damage or nuisance from noise, smoke, odor, dust or vibration,
2. Hazard from explosion, contamination or fire,
3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

NOW, THEREFORE, BE IT RESOLVED that CUP06-00019 filed by Mike Chamberlain (Pita Properties, LLC) to allow the construction of a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a four-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP06-00019; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

3. That a copy of the Covenants, Conditions and Restrictions shall be submitted to the Community Development Director for approval by the City Attorney for approval prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to be included in the CC&R's are in fact properly included in the document and a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Development Review)

4. That the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the four condominiums; (Development Review)

5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)

6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)

7. That a detail of the perimeter and yard walls shall be provided to the Community Development Department and that solid block perimeter walls shall be used and treated with a decorative finish, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)

8. That the applicant shall submit a tenant relocation plan to the Community Development Department that meets the requirements in Section 91.36.8 in the Torrance Municipal Code subject to the approval by the Community Development Director; (Development Review)
9. That the garage for Unit A be rearranged so that it takes access from 222nd Street and maintaining the driveway access for Unit B along Cabrillo Avenue to the satisfaction of the Community Development Director; (Development Review)
10. That the unused water services shall be abandoned at the main; (Engineering and Permits)
11. That water meter boxes shall not be located in front of garages or guest parking spaces; (Engineering and Permits)
12. That ½ of the alley shall be designed and reconstructed with 8 foot wide A.C. and 4 foot P.C.C. center gutter along the width of property including ½ alley apron and appropriate transition work. The alley plan by private engineer shall be approved prior to grading permit; (Engineering and Permits)
13. That the applicant shall provide electric roll up garage doors; (Environmental)
14. That four-inch minimum address numbers for residential and condo uses shall be provided at the front elevations; (Environmental)
15. That the trash containers must be kept within the storage area at all times, except when being emptied; (Environmental)
16. That within the designated trash area be provided containers for recyclable materials. Prior to final inspection, verify that the waste disposal company will collect and separate recyclable materials; (Environmental)
17. That the applicant indicate on the plans a location for development/leasing signs; (Environmental)
18. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 24th day of April, 2007.

_____

MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By_____

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING ONE LOT TO BE SUBDIVIDED FOR A FOUR-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 222ND STREET.

DIV06-00017: MIKE CHAMBERLAIN (PITA PROPERTIES, LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 7, 2007, to consider an application for a Division of Lot filed by Mike Chamberlain (Pita Properties, LLC) to allow one lot to be subdivided for a four-unit condominium project at 1903 222nd Street; and

WHEREAS, the Planning Commission approved the Division of Lot request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 10, 2007, to consider an appeal of a Planning Commission approval an application for a Division of Lot filed by Mike Chamberlain (Pita Properties, LLC) to allow one lot to be subdivided for a four-unit condominium project at 1903 222nd Street; and

WHEREAS, the item was continued to the meeting of April 24th, 2007; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 24, 2007, to consider an appeal of a Planning Commission approval of a Conditional Use Permit filed by Mike Chamberlain (Pita Properties, LLC) to allow the construction of a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, minor land subdivisions of property in urbanized areas into four or fewer parcels are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, section 15315; and

WHEREAS, the City Council of the City of Torrance does hereby find and determine as follows:

a) That the property under consideration is located at 1903 222nd Street;

b) That the property is located in Lot 11 of the Torrance Tract as per map recorded in Parcel Map Book 7357, Page 019 and Lot 011 in the Office of the County recorder County of Los Angeles, State of California;

c) The proposed development conforms to the zoning of the subject property.

d) The subdivision will not interfere with the orderly development of the City and will be compatible with the existing neighborhood.

e) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan; and

NOW, THEREFORE, BE IT RESOLVED that DIV06-00017, filed by Mike Chamberlain (Pita Properties, LLC) to allow one lot to be subdivided to allow a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for four condominium units shall be subject to all conditions imposed in DIV06-00017 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this Division of Lot is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;

Introduced, approved and adopted this 24th day of April, 2007.

_____

MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By_____

EXCERPT OF ACTION MINUTES ☐ ~~Minutes Approved~~ ✓Minutes Subject to Approval

TORRANCE CITY COUNCIL
APRIL 10, 2007
REGULAR MEETING

OPENING CEREMONIES

1. CALL MEETING TO ORDER

ROLL CALL: Mr. Brewer, Mrs. Drevno, Mrs. McIntyre, Mr. Nowatka, Mr. Sutherland, Mrs. Witkowsky, Mayor Scotto

****ACTION:** Meeting called to order at 6:01 p.m. with all members present and immediately recessed to closed session to consider matters listed under 18 Executive Session.

****ACTION:** City Council reconvened at 7:24 p.m. with all members present.

13. HEARINGS

A. The **Planning Commission** and **Community Development Director** recommend that City Council deny the appeal and take the following action on property located in the R-3 zone at 1903 West 222nd Street:

1) Adopt a **RESOLUTION** approving a Conditional Use Permit to allow construction of a four unit condominium project; and
2) Adopt a **RESOLUTION** approving a Division of Lot for condominium purposes.

CUP06-00019 and DIV06-00017: MIKE CHAMBERLAIN

****ACTION:** At the request of the appellant the matter was continued to April 24, 2007.

****ACTION:** At 8:19 p.m. the hearing was opened and continued to the City Council meeting of April 24, 2007.

###

Council Meeting of
April 10, 2007

Honorable Mayor and Members
of the City Council
City Hall
Torrance California

PUBLIC HEARING

Members of the Council:

SUBJECT: City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit to allow construction of a four unit condominium project in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 zone at 1903 West 222nd Street.

CUP06-00019 & DIV06-00017: Mike Chamberlain (Pita Properties, LLC)

Expenditure: None

RECOMMENDATION

The Planning Commission and Community Development Director recommend that the City Council deny the appeal and take the following action on property located in the R-3 zone at 1903 West 222nd Street.

1. Adopt Resolutions approving:
   - A Conditional Use Permit (CUP06-00019) to allow construction of a four unit condominium project.
   - A Division of Lot (DIV06-00017) for condominium purposes.

Funding: Not applicable

BACKGROUND

The subject property is located on the northwest corner of 222nd Street and Cabrillo Avenue and is currently developed with a quadruplex that was constructed in 1949. The subject property is a total of 7,650 square feet (127.5' x 60') and is surrounded by a mixture of single and multiple family residences. On February 7th, 2007, the Planning Commission approved CUP06-00019 and DIV06-00017 by a vote of 4-3 with Commissioners Browning, Busch, and Weideman dissenting. On February 20th, 2007, Save Historic Old Torrance (Don Barnard) appealed the decision citing Public Resource Code 21151, which requires a local agency to prepare an Environmental Impact Report whenever a project may have a significant effect on the environment.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for February 7, 2007. On January 26, 2007 46 notices were mailed to property owners within a 500 foot radius and to the Old Torrance Neighborhood Association. On January 30, 2007 9 notices were mailed to the appropriate utility providers. On March 29, 2007, 55 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius, the Old Torrance Neighborhood Association, and the appropriate utility companies. A notice of public

hearing was posted at the site and a legal advertisement was published in the newspaper on March 29, 2007.

Environmental Findings

The construction of a four-unit condominium development is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15303 (b). The subdivision of a lot into four or fewer parcels is categorically exempted by the California Environmental Quality Act Section 15315.

ANALYSIS

The applicant is requesting approval of a Conditional Use Permit and a Division of Lot to construct a four unit condominium project on property located in the R-3 zone. The proposal includes two duplex buildings with four 2-car garages and one guest parking space located adjacent to the garage for Building B. Parking for Building A is proposed to be accessed from Cabrillo Avenue and parking for Building B and guest parking are proposed to be accessed from the alley. Staff made a recommendation to the Planning Commission to add a condition to change the access of Unit A's garage to 222nd Street, to which the Planning Commission did agree.

Each unit has a kitchen, dining, and living room on the first floor and a master suite, bedroom, bathroom, laundry facilities, and two balconies on the second floor. An average of 380 square feet of private open space is being provided for all four units. The proposed units are Craftsman style and will use wood siding, exposed beams beneath the overhangs, wood columns in the entryways, wood entry doors, composition roof shingles, decorative lattice, and double hung windows.

The Permits and Mapping Division of the Community Development Department is requiring a 15-foot corner radius dedication for street and highway improvements along Cabrillo and 222nd. The resulting area of the property will be 7,601.7 square feet, a net loss of 48.3 square feet. The proposed, however, will still maintain an FAR of 0.60 even after the dedication.

A summary of the project statistics follows:

Statistical Information	
Lot Size	7,601.7sf (after dedication)
• **Unit A, B, and C:**	
First Floor	431 square feet
Second Floor	709 square feet
Total	1,140 square feet
Garage	436 square feet
• **Unit D:**	
First Floor	431 square feet
Second Floor	709 square feet
Total	1,140 square feet
Garage	390 square feet
• Total Floor Area (excluding garages)	4,560 square feet
• Floor Area Ratio (excluding garages)	0.6 to 1.0

- Building A Height 24'-3"
- Building B Height 24'-3"

The proposed project is categorically exempted by CEQA, complies with the R-3 standards and exceeds the open space requirements. The condominiums incorporate architectural finishes that are compatible with surrounding homes and is reminiscent of an original design style for when the area was first developed. This project is also similar in size and style to the four-unit condominium project recently constructed on the northeast corner of 220th Street and Cabrillo Avenue which was approved by CUP03-00031 and DIV03-00012 on December 3, 2003 by the Planning Commission at 1909 220th Street. For these reasons, Staff recommends denial of this appeal and approval of this project.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the Conditional Use Permit and Division of Lot requests on February 7, 2007. The project architect briefly described the proposed project, noting that it was designed to blend in with its surroundings. Some residents noted concerns about the increased traffic, the project being out of character with the neighborhood, and requiring an EIR to be completed for the project. Commissioner Browning stated he could not support the project because of new curb cuts and had concerns regarding the cumulative impacts of the development. Commissioner Weideman noted that the reconfiguration of the driveway was necessary in order to comply with the 50% landscaping requirement of the front yard but stated he could not support the project because he felt it was out of character with the neighborhood. A motion to deny the request failed by a vote of 3-4 with Commissioners Gibson, Horwich, Uchima and Chairperson Fauk dissenting. The Planning Commission then voted to approve the project by a vote of 4-3 with Commissioners Browning, Busch and Weideman dissenting.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By _____
Gregg D. Lodan, AICP
Planning Manager

CONCUR:

_____
Jeffery W. Gibson
Community Development Director

NOTED:

_____
LeRoy J. Jackson
City Manager

Attachments:
A. Resolutions
B. Location and Zoning Map
C. Letter of Appeal
D. Planning Commission hearing Minutes Excerpt 02/7/07
E. Previous Planning Commission Staff Report and Supplemental
F. Proofs of Publication and Notification
G. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
H. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A FOUR-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1903 222ND STREET.

CUP06-00019: MIKE CHAMBERLAIN (PITA PROPERTIES, LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 7, 2007, to consider an application for a Conditional Use Permit filed by Mike Chamberlain (Pita Properties, LLC) to allow the construction of a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street; and

WHEREAS, the Planning Commission approved the Conditional Use Permit request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 10, 2007, to consider an appeal of a Planning Commission approval of a Conditional Use Permit filed by Mike Chamberlain (Pita Properties, LLC) to allow the construction of a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, the construction of four dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); and

WHEREAS, the City Council of the City of Torrance does hereby find and determine as follows:

a) That the property under consideration is located at 1903 222nd Street;

b) That the property is located in Lot 11 of the Torrance Tract as per map recorded in Parcel Map Book 7357, Page 019 and Lot 011 in the Office of the County recorder County of Los Angeles, State of California;

c) The proposed, four-unit condominium development is conditionally permitted within the Limited Multiple Family Residential District (R-3 Zone), and complies with all of the applicable provisions of this District;

d) The proposed use will not impair the integrity and character of the Limited Multiple Family Residential District (R-3 Zone) because the proposed four-unit, condominium development complies with the applicable standards of the R-3 zone;

e) The subject site is physically suitable for the proposed, four-unit condominium development because the location of the units complies with the setback standards, sufficient private open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided including one space for guests. Additionally, the proposed Floor Area Ratio, at 0.6, complies with the maximum allowable Floor Area Ratio of 0.6;

f) The four-unit condominium development will be compatible with existing and proposed future land uses within the Limited Multiple Family Residential District (R-3 Zone) and the general area in which the proposed condominium project is to be located because the property currently contains a 4-unit complex and the area consists of a mix of one and two story multiple family and single family residences;

g) The proposed, four-unit condominium development will encourage and be consistent with the orderly development of the City as the General Plan land use designation is Medium Density Residential and the proposed project complies with the General Plan Land Use Designation density requirements;

h) The proposed, four-unit condominium development will not discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan, complies will all applicable development standards, and is compatible with the current development trends in the surrounding vicinity;

i) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed four-unit condominium development is not detrimental to public health and safety;

j) There will be adequate provisions for public access to serve the proposed, four-unit condominium development because Building A can be accessed from Cabrillo Avenue and 222nd Street by two driveways that meet the minimum driveway standards and Building B can be accessed via an alley on the westerly portion of the property;

k) The location, size, design, and operating characteristics of the four-unit condominium development would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed condominium project provides all required off street parking, including guest parking, it complies will all of the R-3 development standards including the floor area ratio;

l) The proposed, four-unit condominium development will not produce any or all of the following results:

1. Damage or nuisance from noise, smoke, odor, dust or vibration,
2. Hazard from explosion, contamination or fire,
3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

NOW, THEREFORE, BE IT RESOLVED that CUP06-00019 filed by Mike Chamberlain (Pita Properties, LLC) to allow the construction of a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a four-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP06-00019; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That a copy of the Covenants, Conditions and Restrictions shall be submitted to the Community Development Director for approval by the City Attorney for approval prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to be included in the CC&R's are in fact properly included in the document and a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Development Review)
4. That the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the four condominiums; (Development Review)
5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)
6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
7. That a detail of the perimeter and yard walls shall be provided to the Community Development Department and that solid block perimeter walls shall be used and treated with a decorative finish, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)
8. That the applicant shall submit a tenant relocation plan to the Community Development Department that meets the requirements in Section 91.36.8 in the Torrance Municipal Code subject to the approval by the Community Development Director; (Development Review)
9. That the garage for Unit A be rearranged so that it takes access from 222nd Street and maintaining the driveway access for Unit B along Cabrillo Avenue to the satisfaction of the Community Development Director; (Development Review)
10. That the unused water services shall be abandoned at the main; (Engineering and Permits)

11. That water meter boxes shall not be located in front of garages or guest parking spaces; (Engineering and Permits)

12. That ½ of the alley shall be designed and reconstructed with 8 foot wide A.C. and 4 foot P.C.C. center gutter along the width of property including ½ alley apron and appropriate transition work. The alley plan by private engineer shall be approved prior to grading permit; (Engineering and Permits)

13. That the applicant shall provide electric roll up garage doors; (Environmental)

14. That four-inch minimum address numbers for residential and condo uses shall be provided at the front elevations; (Environmental)

15. That the trash containers must be kept within the storage area at all times, except when being emptied; (Environmental)

16. That within the designated trash area be provided containers for recyclable materials. Prior to final inspection, verify that the waste disposal company will collect and separate recyclable materials; (Environmental)

17. That the applicant indicate on the plans a location for development/leasing signs; (Environmental)

18. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 10th day of April, 2007.

_____

MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By_____

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING ONE LOT TO BE SUBDIVIDED FOR A FOUR-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 222ND STREET.

DIV06-00017: MIKE CHAMBERLAIN (PITA PROPERTIES, LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 7, 2007, to consider an application for a Division of Lot filed by Mike Chamberlain (Pita Properties, LLC) to allow one lot to be subdivided for a four-unit condominium project at 1903 222nd Street; and

WHEREAS, the Planning Commission approved the Division of Lot request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 10, 2007, to consider an appeal of a Planning Commission approval an application for a Division of Lot filed by Mike Chamberlain (Pita Properties, LLC) to allow one lot to be subdivided for a four-unit condominium project at 1903 222nd Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, minor land subdivisions of property in urbanized areas into four or fewer parcels are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, section 15315; and

WHEREAS, the City Council of the City of Torrance does hereby find and determine as follows:

a) That the property under consideration is located at 1903 222nd Street;

b) That the property is located in Lot 11 of the Torrance Tract as per map recorded in Parcel Map Book 7357, Page 019 and Lot 011 in the Office of the County recorder County of Los Angeles, State of California;

c) The proposed development conforms to the zoning of the subject property.

d) The subdivision will not interfere with the orderly development of the City and will be compatible with the existing neighborhood.

e) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan; and

NOW, THEREFORE, BE IT RESOLVED that DIV06-00017, filed by Mike Chamberlain (Pita Properties, LLC) to allow one lot to be subdivided to allow a four-unit condominium project on property located in the R-3 zone at 1903 222nd Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for four condominium units shall be subject to all conditions imposed in DIV06-00017 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this Division of Lot is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;

Introduced, approved and adopted this 10th day of April, 2007.

_____

MAYOR, of the City of Torrance

ATTEST:

_____

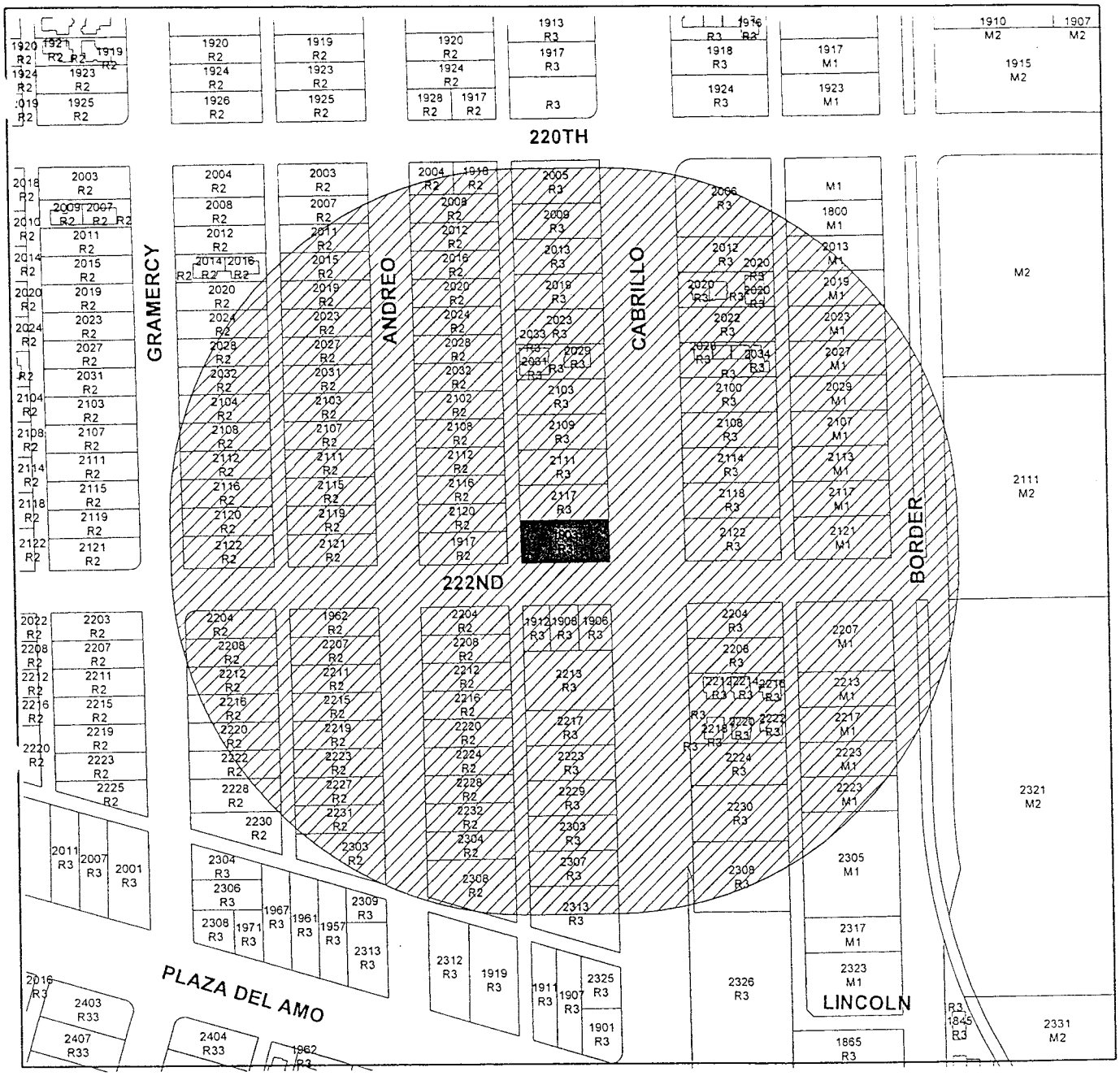
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By_____

Attachment B



LOCATION AND ZONING MAP

1903 W. 222nd Street
CUP06-00019
DIV06-00017

LEGEND

1903 W. 222nd St

500 FT Notification Area

Feet
0 60 120 240

N
W E
S

Prepared using City of Torrance Community Development Geographic Information System
Jeffery W. Gibson, Community Development Director

Attachment C

CITY OF TORRANCE

INTEROFFICE COMMUNICATION

RECEIVED
FEB 23 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

DATE: February 20, 2007

TO: **Jeffery Gibson, Community Development**

FROM: City Clerk's Office

SUBJECT: **Appeal 2007-05**

Attached is Appeal 2007-05 received in this office on February 20, 2007 from Don Barnard, Save Historic Torrance, 2028 Gramercy Avenue, Torrance, CA 90501. This appeal is of the Planning Commission's approval on February 7, 2007 regarding CUP06-00019, DIV06-00017 located at 1903 W. 222nd Street, Torrance, CA 90501 citing Public Resource Code 21151 to prepare an EIR whenever a project may have a significant impact on the environment and CEQA.

The appeal fee of $160.00, paid by check, was accepted by the City Clerk.

TMC SECTION 11.5.3. PROCEDURE AFTER FILING.

a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.

b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.

Sue Herbers
City Clerk

cc: City Council

CITY OF TORRANCE
APPEAL FORM

RECEIVED
FEB 20 2007

AN APPEAL TO:
- [x] City Council
- [ ] Planning Commission
- [ ] _____

RETURN TO:
Office of the City Clerk
3031 Torrance Boulevard
Torrance CA 90509-2970
310/618-2870

RE: CUP06-00019 & DIV06-00017
(Case Number and Name)

Address/Location of Subject Property 1903 W. 222nd St. Torr. 90501
(If applicable)

Decision of:
- [ ] Administrative Hearing Board
- [ ] Airport Commission
- [ ] Civil Service Commission
- [ ] Environmental Quality & Energy Conservation Commission
- [ ] License Review Board
- [x] Planning Commission
- [ ] Community Development Director
- [ ] Special Development Permit
- [ ] Other_____

Date of decision: Feb. 7, 07 **Appealing:** [x] APPROVAL [ ] DENIAL

Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.)*

Public Resourse Code 21151 - to prepare an EIR, whenever a project may have a significant impact on the environment and CEQA.

Name of Appellant SAVE Historic old TORRANCE

Address of Appellant 2028 GRAMERCY Ave. Torrance Ca 90501

Telephone Number (310) 320-0269

Signature Don Barnard

For office use only:
Appeal Fee paid $ 100 Date 2/20/07 Received by

Notice to: Community Development Department: [ ] Planning [ ] Building & Safety
[ ] City Council [ ] City Manager [ ] City Attorney [ ] Other Department(s)

February 7, 2007

MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION

10. FORMAL HEARINGS

10B. CUP06-00019, DIV06-00017: MIKE CHAMBERLAIN (PITA PROPERTIES)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a four-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1903 W. 222nd Street.

Recommendation

Approval.

Planning Associate Hurd-Ravich introduced the request and noted supplemental material available at the meeting consisting of revised code requirements and correspondence received after the agenda item was completed.

Mike Chamberlain, project architect, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, noting that it was designed to blend with the neighborhood and that the proposed number of units is the same as existing units.

In response to Commissioner Uchima, Mr. Chamberlain confirmed that he was also involved in the project at 1911 Cabrillo, which has a similar design.

Commissioner Browning relating his understanding that curb cuts are frowned on in this area due to the loss of street parking.

Planning Manager Lodan explained that while there is growing concern about curb cuts, there is no other way to access the required parking without curb cuts in this case. He reported that staff was recommending that the project be redesigned so that instead of having one large curb cut on Cabrillo, there would be two smaller curb cuts, with one on Cabrillo and one on 222nd Street.

Commissioner Weideman noted that the reconfiguration of the driveway is also necessary in order to comply with the 50% minimum landscape requirement for the front yard.

Raymie McCoy, 1918 W. 220th Street, voiced objections to the project, stating that this is the fourth project of this kind in the area and the small narrow streets cannot accommodate the increase in traffic. He contended that the project would be out of place because houses in the vicinity are mainly single-story and that there was no reason to tear down the existing units because they are in good condition.

Barbara Baker, 2122 Cabrillo Avenue, stated that she supports the project and believes it will increase the value of properties in the area, but suggested that a stop sign be installed at the intersection of Cabrillo and 222nd Street for safety reasons.

Planning Manager Lodan indicated that he would forward Ms. Baker's suggestion to the Transportation Planning Division for review.

Don Barnard, president of Save Historic Old Torrance (SHOT), urged the Commission to deny the project. He reported that the subject property was very well maintained until it changed hands approximately one year ago and he feared that SHOT has sent the wrong message to developers by supporting some of Mr. Chamberlain's past projects. He noted that "Old Torrance Founded 1912" signs will soon be installed in this area and expressed concerns about having so many new developments at a major entry point. He contended that the existing one-story units with garages off the alley contribute to the charm of the neighborhood, while the proposed two-story condominium project would drastically change its character. He stated that he has rarely seen "for rent" signs on the subject property, so clearly there is a demand for this type of rental, but "for sale" signs are very common on nearby condominium complexes. He suggested that commissioners should not feel any obligation to accommodate developers who buy properties with the sole intention of tearing them down.

Raul Ramirez, 1641 Cota Avenue, owner of the subject property, reported that he has owned the property since 1981 and the existing one-bedroom units are a nightmare to rent and maintain, noting that the outdated plumbing is in constant need of repair. He explained that he cannot remodel or enlarge the units because the current code requires two-car garages, therefore, the only thing he can do is tear them down. He pointed out that the project will provide 9 parking spaces, which is 5 spaces more than the existing parking, and doubted that there would be any impact on traffic because the small two-bedroom units would likely be occupied by only one or two people.

Mr. Ramirez stated that he did not believe there was anything historic about the existing building constructed in 1949, which has a plain stucco exterior, a composition shingle roof, and wrought iron bars on the window and doors that make it look like a jail. Referring to photographs of the subject property and a condominium development similar to the one proposed, he contended that this project would be a vast improvement.

In response to Commissioner Busch's inquiry, Planning Manager Lodan confirmed that the applicant would be required to submit a Tenant Relocation Plan.

Mary Ann Reis, 1333 Engracia Avenue, urged denial of the project, stating that the existing units need only a little fixing up and there are already too many condominiums in the neighborhood.

Bonnie Mae Barnard, SHOT, provided a summary of her letter (supplemental material) detailing her contention that the California Environmental Quality Act (CEQA) requires that an Environmental Impact Report be prepared prior to the approval of this project or any project that could materially affect the area's historic integrity because an expert opinion has been submitted stating that Old Torrance is potentially eligible for listing on the National Register of Historic Places, as well as the California Register of Historic Places. She stated that although the existing structure was constructed after

WWII and was not part of the City's original housing stock, it blends with the neighborhood because it is within the normal height and range of buildings that surround it. She explained that SHOT supported a similar project on Cabrillo because it was situated between two apartment buildings, but this site is surrounded by a charming old neighborhood where the new two-story building would be out of place.

Commissioner Horwich questioned whether it was legal counsel's opinion that an EIR was required.

Deputy City Attorney Whitham advised that if commissioners believe that substantial evidence has been presented to support the claim that this site is a historic resource, they would then direct staff to prepare an initial assessment to determine what level of environmental review is required.

Commissioner Horwich asked if Ms. Barnard considers this structure to be a historic building.

Ms. Barnard responded that the Secretary of the Interior's guidelines indicate that a building must be over 50 years old to be historic, so the subject building qualifies in this respect, and suggested the possibility that structures built between 1912 and 1950 might eventually be deemed historic in this area. She stated that even buildings that are not historic can be contributing structures, and that she believed the historic resources surrounding it would be adversely impacted if this building is lost.

Commenting on Ms. Barnard's response, Commissioner Horwich stated that it seems that if Ms. Barnard likes a structure, in her opinion it's historic, and if she doesn't, it's not.

Janet Payne, 1318 Engracia Avenue, noted her involvement in historic preservation for over 25 years. She stated that the Commission will be faced with constant debate on this issue until the City establishes a historic preservation overlay zone and sets up clear guidelines for development. She stressed the need for a historic preservation officer on City staff and a survey to determine exactly which structures are historic and which and are not. She expressed concerns that developers were being given mixed messages when a faux Craftsman building is approved on one corner, while another one down the street is denied. She indicated that she was not taking a position on this project because she felt a property owner has a right to develop his property in accordance with current zoning standards and should not be forced to maintain something that has become a "money pit," but on the other hand she doubted that this large of a structure was appropriate for the area.

Commissioner Gibson questioned how long Ms. Payne thought it would be until the area is formally designated as historic.

Ms. Payne responded that it will not happen until the people who believe in historic preservation are able to persuade the City Council to do so.

Returning to the podium, Mr. Chamberlain pointed out that the site is zoned for the project being proposed and voiced his opinion that it would only enhance the area.

MOTION: Commissioner Busch moved to close the public hearing. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Indicating that he would not support the project, Commissioner Browning stated that he was opposed to any new curb cuts due to the loss of street parking and he also felt backing out onto 222nd Street would be a safety hazard. He noted that the Commission has considered 20 condominium units at the past two meetings, a total that could reach 400 by the end of the year, and expressed concerns about the cumulative impact this kind of development could have on traffic, the infrastructure and the environment. He related his belief that continuing to approve these projects would be to ignore the will of the voters, who sent a strong message in the June 2006 election.

Noting that he visited the site and walked the neighborhood, Commissioner Weideman stated that he would not support the project because he believed the two-story project was out of character with the predominantly one-story neighborhood and because he was opposed to allowing the new curb cuts.

MOTION: Commissioner Busch moved to deny CUP06-00019 and DIV06-00017 without prejudice. The motion was seconded by Commissioner Browning and failed to pass as reflected in the following roll call vote:

AYES: Commissioners Browning, Busch and Weideman.
NOES: Commissioners Gibson, Horwich, Uchima and Chairperson Fauk.

MOTION: Commissioner Gibson moved for the approval of CUP06-00019 and DIV06-00017, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed as reflected in the following roll call vote:

AYES: Commissioners Gibson, Horwich, Uchima and Chairperson Fauk.
NOES: Browning, Busch and Weideman.

Planning Associate Hurd-Ravich read aloud the number and title of Planning Commission Resolution Nos. 07-016 and 07-017.

MOTION: Commissioner Horwich moved for the adoption of Resolution Nos. 07-016 and 07-017. The motion was seconded by Commissioner Uchima and passed as reflected in the following roll call vote:

AYES: Commissioners Gibson, Horwich, Uchima and Chairperson Fauk.
NOES: Browning, Busch and Weideman.

Commissioner Horwich stated that he appreciated Ms. Payne's comments because they demonstrate the dilemma Commissioners face with this type of project when trying to find a balance between a property owner's rights and the neighborhood's rights in the absence of clear guidelines and expressed frustration that the City Council has failed to do anything to clarify the situation.

Commenting on his vote, Chairperson Fauk stated that he saw no way he could vote against a project that for all practical purposes meets all requirements thereby denying this property owner the right to develop his property.

17. ADJOURNMENT

At 11:05 p.m., the meeting was adjourned to Wednesday, February 21, 2007, at 7:00 p.m.

Approved as Amended
March 7, 2007
s/ Sue Herbers, City Clerk

Attachment E

AGENDA ITEM NO. 10B

CASE TYPES AND NUMBER: CONDITIONAL USE PERMIT, CUP06-00019
DIVISION OF LOT, DIV06-00017

NAME: Mike Chamberlain

PURPOSE OF APPLICATION: Request for approval of a Conditional Use Permit to allow the construction of four new condominium units and a Division of Lot for condominium purposes.

LOCATION: 1903 W 222nd Street

ZONING: R-3 Limited Multiple Family Residential

ADJACENT ZONING AND LAND USE:

North:	R-3, Limited Multiple Family District	Multi-family residence
South:	R-3, Limited Multiple Family District	Single family residences
East:	R-3, Limited Multiple Family District	Duplex
West:	R-2, Small Lot, Low-Medium Overlay District	Quadruplex

GENERAL PLAN DESIGNATION: Medium Density Residential

COMPLIANCE WITH GENERAL PLAN: Yes. This site has a General Plan land use designation of Medium Density Residential which has a density range designation of 18 to 28 units/net acre. The proposed 4-unit condominium development on the 7,601.7 square foot site equates to a density of 22.9 dwelling units/net acre which falls within the allowable density range for the Medium Density Residential designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The property currently has a quadruplex with detached garages which was constructed in 1949. There are no outstanding natural features on the site.

ENVIRONMENTAL FINDINGS: The construction of a four-unit condominium development is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15303 (b). The subdivision of a lot into four or fewer parcels is categorically exempted by the California Environmental Quality Act Section 15315.

BACKGROUND AND ANALYSIS:
The applicant requests approval to allow the construction of four, two-story condominiums. The proposal is subject to approval of a Conditional Use Permit because this is a four-unit condominium project and a Division of Lot to create the air space rights for the individual condominiums.

The subject property is currently 7,650 square feet and is rectangular in shape with a length of 127.5 feet and a width of 60 feet. The subject site is located on the corner of 222nd Street and Cabrillo Avenue and is surrounded by a mixture of single family and multi-family residences. The applicants will be required by the Permits and Mapping Division of the Community Development Department to dedicate a 15 foot corner radius on the corner of

222nd Street and Cabrillo Avenue for the purposes of street and highway improvements. This dedication will result in a net loss of 48.3 square feet and reduce the lot size to 7,601.7 square feet. The project will involve the construction of two detached buildings, each with two two-story condominium units with attached two car garages. The project will also include one guest parking space.

All four units will have 1,140 square feet of livable area, units A, B, and C will have 436 square foot garages and unit D will have a 390 square foot garage. Each unit will include a kitchen, dinning room, living room, and powder room on the first floor and a master suite, one bedroom, one bathroom and laundry facilities on the second floor. Building A is located on the easterly portion of the lot and the entrances are oriented towards the north and the south. Building B is located on the westerly portion of the lot and also has the units oriented to the north and the south. The garages for Building A are proposed to be accessed from a new driveway on Cabrillo Avenue and the garages and guest parking for Building B will be accessed from the rear westerly alley. Staff recommends the project be redesigned to access the garages for Building A via two smaller curb cuts, one along Cabrillo Avenue and one along 222nd Street, instead of one large curb cut along Cabrillo, similar to the project on the corner of 220th and Cabrillo. The garages, as designed, meet the code required interior dimensions and will provide two parking spaces per unit. One additional guest space will be provided adjacent to Building B and will be accessed off the alley.

The project complies with floor area ratio, height, setback, open space, and parking requirements. The front setback is 20 feet but does not appear to meet the City's code requirement of maintaining a minimum of 50% landscape. If the project is redesigned as suggested, the minimum 50% landscape front yard would be met. The northerly side yard setback is 6'-6" for Building A and 8 feet for Building B. The southerly side yard setback along 222nd Street is 10 feet and the rear yard setback is 5 feet. The total open space on the subject property is 2,587 square feet, which exceeds the code requirement of 2,280. An average of 380 square feet of private open space is provided for on the ground as well as on the second level balconies for each unit.

The maximum height of both buildings is 24'-3" at the highest ridge based on the plans.

The floor area ratio is .60 to 1.0. The floor area ratio limit in R-3 is 0.60.

Statistical Information

Lot Size	7,601.7sf (after dedication)
• **Unit A, B, and C:**	
First Floor	431 square feet
Second Floor	709 square feet
Total	1,140 square feet
Garage	436 square feet
• **Unit D:**	
First Floor	431 square feet
Second Floor	709 square feet
Total	1,140 square feet

Garage	390 square feet
• Total Floor Area (excluding garages)	4,560 square feet
• Floor Area Ratio (excluding garages)	0.6 to 1.0
• Building A Height	24'-3"
• Building B Height	24'-3"

The proposed units are Craftsman style and will use wood siding, exposed beams beneath the overhangs, wood columns in the entryways, wood entry doors, composition roof shingles, decorative lattice, and double hung windows. The project's architectural design, scale and layout will upgrade the property and benefit the surrounding properties as the project has a high quality design and meets all code required development standards.

The applicant has prepared a plan that complies with the R-3 standards and exceeds the open space requirements. The condominiums incorporate architectural finishes that are compatible with surrounding homes and is reminiscent of an original design style for when the area was first developed. For these reasons, Staff recommends approval of this request, as conditioned.

The applicant is advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification.

PROJECT RECOMMENDATION: Approval

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE CONDITIONAL USE PERMIT, AND DIVISION OF LOT: Findings of fact in support of approval are set forth in the attached resolutions.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:
Recommended conditions for the project are set forth in the attached resolutions.

Prepared by,

Oscar Martinez
Planning Associate

Respectfully submitted,

Gregg Lodan, AICP
Planning Manager

Attachments:
1. Planning Commission Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Site Plan, Floor Plan & Elevations
5. Tentative Parcel Map

SUPPLEMENTAL #1 TO AGENDA ITEM 10B

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT(S): CUP06-00019 & DIV06-00017 (Mike Chamberlain)

LOCATION: 1903 W. 222nd Street

The attached correspondence was received subsequent to the preparation of the agenda item.

Staff has also included additional code requirements from the Engineering Division of the Community Development Department for CUP06-00019 & DIV06-00017.

Staff continues to recommend approval of the project as conditioned.

Prepared by,

Oscar Martinez
Planning Associate

Respectfully submitted,

Gregg D. Lodan, AICP
Planning Manager

Attachments:
1) Correspondence Dated February 7, 2007
2) Revised Code Requirements

RECEIVED
FEB 07 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

SAVE HISTORIC OLD TORRANCE

The Zamperini House, 2028 Gramercy Ave, Torrance, CA 90501

310 320 0269 Website: www.savehistoricoldtorrance.com

Email: save_historic_old_torrance@msn.com

501 C3 Tax ID # 450527270

Planning Commissioners)c/o Torrance City Hall, 3031 Torrance Blvd., Torrance, CA 90503

February 5, 2007

Re: CUP06-0019, DIV06-00017 Mike Chamberlain (Pita Properties, LLC

Dear Commissioners:

In years past Save Historic Old Torrance has come before the Planning Commission requesting you spare historic structures and the question has come up repeatedly, "What is an historic structure" and "When do you recognize a structure as historic or an area/district as historic." Save Historic Old Torrance has spent a considerable amount of time searching out experts on these questions and have found answers. As a result of those answers, and because the notice of public hearings state the "If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing . . . . " it is imperative that on behalf of Save Historic Old Torrance, we present to you each time the need for the Commission and Commissioners to recognize that the area of Old Torrance, bounded by Dominguez Way (N), Plaza Del Amo (S) Crenshaw Blvd (W) and Western Avenue (E) as an historic resource in the city of Torrance. You have on record, as a matter of public record, a letter (June 20, 2006) of an expert opinion, that of Gordon Oschlager AIA, stating that the area is potentially eligible for listing on the National Register of Historic Places.Please note that if a property is eligible for the National Register of Historic Places, it is also eligible for the California Register of Historic Places.

It is that letter of expert opinion that requires that the governing body, in this case the Planning Commission, consider this area as an historic resource under the California Environmental Quality Act (CEQA). Further under CEQA Guideline section 15064 and 15064.5 and the case *Architectural Heritage Association v. County of Monterey* (2004) 122 Cal.App.4th 1095, 1115, a property that an expert declares appears to be eligible for the California Register of Historical Resources is considered historic and so an Environmental Impact Review (EIR) is needed to consider demolition or substantial alteration that materially affects its historic

integrity. Actual copies of these regulations and cases can be made available by Save Historic Old Torrance's advisory Council Member, Attorney Susan Brandt Hawley. Her practice, Brandt-Hawley Law Group's statewide practice, focuses on CEQA issues relative to historic resources.

In addition, we must request that an Environmental Impact Report (EIR) be done prior to the granting of any plan that would involve the demolition of, or impact to an historic resource and/or the historic area/district. We point out that Public Resources Code 21151 requires agencies to prepare an EIR, whenever a project *may* have a significant impact on the environment," and CEQA creates a low threshold requirement for initial preparation of an EIR and reflects preference for resolving doubts in favor of environmental review when the question is whether any such review is warranted (League for Protection, supra 52 Cal. App. 45h 896, 905).

Therefore, since the project before you, CUP06-00019, DIV06-0017, involves the demolition of a structure which will impact an historic area/district as cited in Mr. Oschlager's expert opinion, we respectfully request and EIR be done prior to this agency's granting of the CUP or DIV, the special permission available only at your discretion. Please deny this project.

Thank you very much.

Bonnie Mae Barnard

Bonnie MaeBarnard

Vice President

RECEIVED
FEB 07 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT

SAVE HISTORIC OLD TORRANCE

The Zamperini House, 2028 Gramercy Ave, Torrance, CA 90501

310 320 0269 Website: www.savehistoricoldtorrance.com

Email: save_historic_old_torrance@msn.com

501 C3 Tax ID # 450527270

February 6, 2007

Planning Commission of the City of Torrance, CA

Re: CUP 06-00019, DIV 06-00017

Dear Commissioners,

We ask you not to approve the division of the lot for condominium purposes and a conditional use permit for condominium purposes on the property located at 1903 W. 222nd St. Although the four plex on the property was not part of the original housing stock of the city, (that build from 1912 through the 1930s), it is a single level, well maintained four plex typical of the 1940 and early 50s style. Until recently this lot has had manicured lawns and was a lovely single level four plex.

This particular property has always been pleasant to walk or drive by. In fact, there are several people in the neighborhood who have said ,if that property ever goes up for sale we'd love to purchase it, just as it is, not to demolish it, but to have an investment property. You know, the property did not go up for sale. It was purchased without the neighbors even knowing it was available. In fact, in the six years that we have lived in this neighborhood , only once has there been one of these units even been available for rent, and never a for sale sign.

But sales are happening around us, particularly on the R3 corner lots without for sale signs ever going up. In fact, that same thing happened to the R3 lot on the corner of Plaza Del Amo and Andreo—it was purchased by a developer, Michael Mulligan; the same thing happened with the property on which La Charite is currently building the three condominiums on the East side of Cabrillo; it happened again with the property just two weeks ago approved by the Planning Commission on the West side of Cabrillo for Dennis La Charite Construction to build condominiums. It seems that builders are canvassing our neighborhood and purchasing for the sole purpose of demolition and condominiums.

The four plex on 1903 222nd Street currently provides a very unobtrusive set of dwellings, which meets a need for those who cannot yet afford to purchase a home but would like to live in a neighborhood, not an apartment complex. Surely, we recognize that in a time when the average condominium costs over $500,000, there are those who contribute to our community, but are unable to purchase their own home or condo. The proposed project not only involves the demolition of a sound and attractive building, but the change to this neighborhood, which

involves building something much higher than anything surrounding it. The proposed project is out of proportion to the surrounding homes.

Speaking of condominiums, how many do you think are enough in Old Torrance? When do you think we can say, stop tearing down structures and asking for a division of the lots for condominium purposes? Just in this small section of Old Torrance we have over 300 condominiums being built on Jefferson, next to Wilson Park; we have another 15 already built on Jefferson, near Arlington & Plaza Del Amo (where Pacific Sales used to be located); we have the four buildings of multiple condos still being finished on Cabrillo between Plaza Del Amo and Sepulveda (84 or more units); six condos built on Andreo (South of Plaza Del Amo); we have four built on the corner of Cabrillo & 220th St.; we have three almost finished on Cabrillo & 220th on the East side, and the Planning Commission just approved three more on Cabrillo on the West side. In addition, we had nine built on the small, odd shaped lot on Plaza Del Amo and 222nd. That's just speaking of the condos on four streets in this small area. There are so many more in Old Torrance. Let's stop dividing lots for condominiums and start requiring houses be built in our neighborhoods in which the lot and the house go together. The proposed project cannot happen if you don't grant these special requests for a conditional use permit and a division of lot for condominium purposes

The area known as Old Torrance has a distinct feel and character of a neighborhood. That is because it is different from other areas of the city. It is composed of narrow streets—the oldest residential streets in the city and old charming buildings, both homes and duplexes as well as some four-plexes. The city is about to put up the signs alerting people that they are coming into Old Torrance the area founded in 1912. We would ask that you help us keep the feel and charm of this area for ourselves and for the Torrance kids of tomorrow by limiting the demolition of these charming old buildings and encourage the restoration and renovation of them. As Commissioners you have the difficult task of considering what is best for our city. To do that sometimes requires that you not just consider each project by itself, but that you consider the impact of these hodgepodge developments upon an area, a neighborhood. It requires that you not feel any obligation to the company who purchased a property with the sole intent of demolition and the acquirement, from you, of special permits. Please deny this project.

Thank you very much.

Don Barnard

Don Barnard

President

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the code requirements. They are provided for information purposes only.

Building and Safety

- Comply with State energy requirements.
- Provide a 1-hour fire rated separation between units/tenants.
- Provide underground utilities.
- Pre-wire each unit for cable TV.
- Provide separate utilities for each unit.
- Obtain a demolition permit prior to removal of any structure on the site.

Engineering

- A construction and excavation permit is required from the Permits and Mapping Section for any work done in the public right-of-way.
- Install a street tree in the City parkway every 50 feet for the width of this lot. (City code sec. 74.3.2) Contact the Torrance Public Works Department (Streetscape) at 310-781-6900 for information on the type and size of tree for your area.
- Damaged curb & gutter, and sidewalk along property frontage on Cabrillo and 222nd Street shall be reconstructed per City of Torrance Standards.
- Trucated domes shall be installed at handicap ramp at the northwest corner of Cabrillo and 222nd St per APWA standards.
- A dedication of a 15' corner radius for the purpose of street and highway improvements is required at the northwest corner of Cabrillo and 222nd St.
- That separate water meters shall be provided for each individual dwelling unit.
- For condominium units, Final Map must record prior to obtaining Occupancy Permits.
- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the Community Development Director.
- Remove all existing structures prior to Final Map Recordation.
- All physical improvements which are conditions of this planning case must be prior to occupancy.
- That centerline ties be filed and checked by the Community Development, Engineering Division.

Environmental

- Not more than 50% of the front yard area can be paved.
- Provide 200 Cubic feet of storage cabinets within the garage, preferably lockable. The cabinets must be at least 4'6" above the floor and may not project more than 3' into the required parking area.

- Permanently label and provide a wheel stop within the guest parking space.
- The property shall be landscaped prior to final inspection (92.21.9).
- Indicate on the plans a location for development/leasing signs.
- Provide a noise attenuation study to verify that the interior noise level within each living unit shall not exceed 45 decibels. The study shall account for neighboring railroads, commercial and/or industrial uses that may contribute to the reading. Also, if the study concludes that the interior noise level is met with eh windows closed, a fresh/outside air system must be provided for each unit.

Grading

- Obtain Grading Permit prior to issuance of building permit.
- Submit two copies of grading/ drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.

Attachment F

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the **THE DAILY BREEZE**

a newspaper of general circulation, printed and published

in the City of **Torrance**
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974
Case Number **SWC7146**
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

March 30,

all in the year 2007
]
the foregoing is true and correct.
Dated at Torrance

California, this 30 day of March 2007

Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

DB

Paste Clipping

DB 3-190
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., **April 10, 2007,** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP06-00019 and DIV06-00017, MIKE CHAMBERLAIN: City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit to allow construction of a four-unit condominium project in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 zone at 1903 West 222nd Street.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

SUE HERBERS
CITY CLERK

Pub.: March 30, 2007.

PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On **March 29, 2007**, I caused to be mailed **125** copies of the within notification for City Council **CUP06-00019, DIV06-00017: MIKE CHAMBERLAIN** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.
Executed **March 29, 2007**, at Torrance California.

Denise Bolli

(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

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For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

Publish: **March 30, 2007**

SUE HERBERS
CITY CLERK

One hundred twenty five (125) notices mailed 03/29/07. da